

BEING all and the same real estate described and conveyed in a Deed from John Morris to James R. Fleetwood and Patsy A. Kain dated April 12, 1973, and recorded among the Land Records of Frederick County, Maryland, in Liber 903, folio 719.

(2) That there is still due and owing unto your Petitioner by the said real estate mortgage the principal sum of Ten Thousand One Hundred Thirty Four Dollars and Eleven Cents (\$10,134.11) with interest thereon of Four Hundred Thirty Seven Dollars and Three Cents (\$437.03) from February 12, 1982 through September 9, 1982, and late charges due in the amount of One Hundred Sixteen Dollars and Seventy Six Cents (\$116.76), making a total indebtedness due as of September 9, 1982, of Ten Thousand Six Hundred Eighty Seven Dollars and Ninety Cents (\$10,687.90), all of which will more fully appear by reference to the statement of mortgage claim heretofore filed.

(3) That there is contained in said real estate mortgage a provision that if default be made by the said James R. Fleetwood and Patsy A. Kain in the payment of any installment thereof, then the same shall mature and become payable and it shall then be lawful for the said Fredericktown Bank & Trust Company or its Assignee, Howard R. Stepler, Jr., to sell the said real estate to satisfy and pay said debt, interest and all costs incident to said sale, and default having been made in the payment of the principal and interest of said debt, your Petitioner, as Assignee, became duly authorized to execute the power of sale contained in said mortgage by reason of said default.

(4) That having first advertised the said real property at least once a week for three successive weeks prior to the date of sale in the Frederick News-Post, a newspaper published in Frederick County, Maryland, setting forth the time, place, manner and terms of sale, as will appear by the Certificate of Publication filed herewith as Exhibit 2, which is prayed may be taken and considered a part hereof, and after filing a duly approved bond, your Petitioner proceeded to sell said real estate at the Court House door, Frederick City, Frederick County, Maryland, on Wednesday, October 13, 1982, at 9:00 a.m. and your Petitioner attending said sale then and there sold the said real estate unto Russell A. Brightwell and Virginia L. Brightwell, husband and wife.

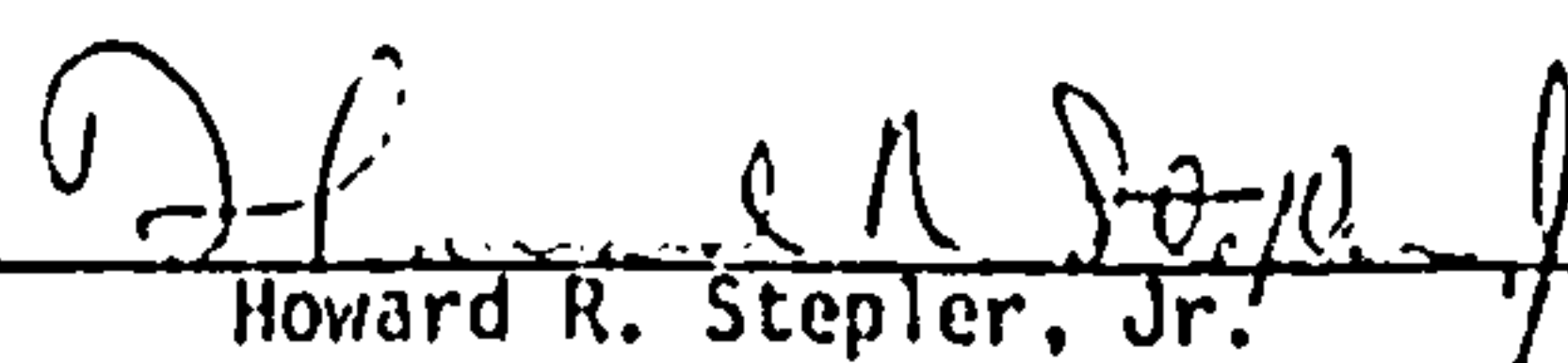
HOWARD R. STEPLER, JR.  
ATTORNEY AT LAW  
18 WEST CHURCH STREET  
FREDERICK, MD 21701  
301 662-6304

47 PAGE 156

they being then and there the highest and best bidder at and for the sum of Fourteen Thousand Dollars (\$14,000.00), which said purchasers have complied with the terms of sale and signed the Acknowledgment of Purchase and Affidavit filed herewith as Exhibits 3 and 4, which are prayed to be taken and considered a part hereof.

WHEREFORE, your Petitioner reports the total amount of said sale to be Fourteen Thousand Dollars (\$14,000.00), and prays that your Honorable Court may ratify and confirm said sale as herein provided and that the papers herein be referred to the Auditor for the statement of account and for such other and further relief as the nature and equity of the case may require.

AND AS IN DUTY BOUND, ETC.

  
Howard R. Stepler, Jr.  
18 West Church Street  
Frederick, Maryland 21701  
Phone: (301) 662-6304  
PETITIONER

STATE OF MARYLAND, COUNTY OF FREDERICK, TO WIT:

I hereby certify that on this 14th day of October 1982, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Howard R. Stepler, Jr., Assignee, and made oath in due form of law that the matters and facts stated in the foregoing Petition and Report of Sale are true as therein set forth and that the sale therein reported was fairly made.

Witness my hand and Notarial Seal.

  
Mary E. Thompson, Notary Public

*Filed Oct. 14, 1982*

